302 - TETON RIVER REST AREA

Clarification:

Submitted: Wed. 14-Nov-2012 9:10 MST

The following is the ranked short list that was developed based on evaluation

and scoring of Statement of

Qualifications by the Technical Review Committee and approved by the

Selection Committee:

[1]

Langlas & Associates

Great West Engineering

Associated Construction Engineering Inc.

Dowling Studio Architects

[2]

James Talcott Construction Inc.

Hessler Architects

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Submitted: Wed. 02-Jan-2013 10:40 MST

The Transportation Commission meeting has been scheduled for January 31,

2013. Therefore, the project Award

Date will be January 31, 2013 and the Notice to Proceed date will be February

5, 2013. The project completion date

will not change.

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Submitted: Tue, 20-Nov-2012 13:23 MST Company: Dowling Studio Architects

Contact: Mike Dowling

Question:

1) Item 6 in the list of anticipated scope of work for the Rest Area

Building on page 6 of 44 states "Remove all exterior doors and install new doors.", while the Design Criteria on page 25

of 44 states "Pre-painted Metal Doors and Frames with appropriate Hardware" and "Electric operated ADA Doors".

and Frames with appropriate Hardware" and "Electric operated ADA Doors". Please clarify if existing door frames

and hardware are to be removed and replaced with new frames and hardware.

2) Item 10 in the list of anticipated scope of work for the Rest Area Building on page 6 of 44 states "Provide floor

model urinals" and "Remove and install... exposed plumbing throughout", while the Design Criteria on page25 of 44 states "Wall-Hung Porcelain Restroom Fixtures". Please clarify what type of urinals are to be provided. Note that floor mounted urinals will require saw cut and removal of the existing slab, under-slab plumbing, and slab pour-back not indicated in the scope of work on page 6.

- 3) The Design Criteria listed on page 25 of 44 includes "Baby Changing Tables" while the scope of work for the Rest Area Building listed on page 6 does not. Please confirm if changing tables are required.
- 4) The list of required plan sheets included on page 25 of 44, 35 of 44 and in the Technical Proposal Evaluation Criteria Scoring Table on page 41 or 44 include drawings that are not applicable to the scope of work associated with this project, including landscape drawings and structural drawings. Will these drawing sheets be required?
- 5) Should a pet watering station be included in the design? Should the station be located adjacent to the pet runs or will a freezeproof wall hydrant suffice?
- 6) The RFP, page 6, items 2 &3 indicates new lighting throughout. What is the MDT standard for lighting: T8, T5, LED or?
- 7) Is there a geotech report from close proximity projects or this project that we could review?
- 8) RFP calls for painting of luminaires. Will these poles receive paint? Are they a baked on or galvanized finish?
- 9) Page 12 of 44 Section IV states, Overall DBE goal for MDT is 5.85%. The DBE goal for this project is 0.0%. Is the DBE goal 0.0%?
- 10) Can an LED light be mounted to the existing poles?
- 11) The as built drawings show the interior wall finish to be glazed cmu, not ceramic tile. Has ceramic tile been installed at some point requiring removal or can the new tile be installed over the existing glazed cmu?
- 12) Are we to take the new wall finishes to the ceiling?
- 13) DEQ requires a hazardous materials investigation prior to any remodel work. Does this requirement apply in this case? If so, is a report available? If not, will MDT be commissioning this work or is the contractor responsible for this?
- 14) Irrigation System Design: Is it acceptable to spray over the sidewalks with irrigation water?

- 15) Wells: Are the current wells sufficient for both building and irrigation use? Does MDT have a current water quality report?
- 16) Has a survey been completed? Ref p.31/44 Section I: not currently attached to RFP. If not, what level of cadastral survey is required?
- 17) Page 7/44 item 7C: Is it MDT's intent to maintain sheet flow and rework gutter or is the entire parking lot subject to replacement?
- 18) Are lighting plans required if only replacing bulbs and painting bases?
- 19) If improving drainage by correcting gutter grade only is a final hydraulics report required?
- 20) Section I Surveying states "The following preliminary surveying and mapping data for the project has been obtained by MDT and is provided as an attachment to this RFP: GPS Control Survey Data and Report, Cadastral Survey Data, Engineering Survey Data(Mapping), ROW Plans" We did not find this information included in the attachments. Will this information be provided by MDT? If this information is not provided what information are we to utilize for creating our site/survey related drawing for the Technical Proposal?

Answer:

Submitted: Tue, 27-Nov-2012 14:15 MST

- 1) Replace frames and hardware to meet the requirements of the RFP.
- 2) Floor or wall mounted urinals are acceptable.
- 3) Baby changing tables are required.
- 4) Provide plan sheets necessary to complete the work per the requirements of the RFP. Plan sheets unrelated to requirements of the RFP are not required.
- 5) No.
- 6) LED lighting is not acceptable for the site or building. Use standard lighting.
- 7) No Geotech Report is available.
- 8) They are a baked finish that has since been painted over.
- 9) The DBE goal for this project is 0.0%.
- 10) LED lighting is not acceptable for the site or building. Use standard lighting.
- 11) Install new ceramic tile on the walls. In the technical proposal the firms will give an explanation of their methods to install on a glazed surface and mitigate existing cracking on wall and floor surfaces so that the cracks will not

reflect through the new tile (i.e. backer board, membrane, etc...).

- 12) Yes.
- 13) The DEQ requirement to perform an asbestos inspection on the rest area structure applies. MDT has not conducted an asbestos inspection of the structure. The contractor will be responsible for conducting an asbestos inspection prior to any remodel of the structure.
- 14) No.

Updated: Fri, 14-Dec-2012 09:02 MST

15) There is sufficient water for both the building and the irrigation. The rest area building is on Dutton City water. The irrigation is also on Dutton water. A water quality report is attached.

Updated: Fri, 14-Dec-2012 08:41 MST

- 16) No survey has been completed for this project by MDT. Cadastral survey is not anticipated but will depend on the design. The design-build firm should identify if the design will require cadastral survey.
- 17) The intent is not to replace the parking lot. The intent is to ensure the parking lot and the gutter drain and do not pond water.
- 18) Provide plans as necessary for the contractor to complete the work and/or to indicate hardware changes on as-built plans.
- 19) Yes
- 20) All available survey information is located in the As-Builts in the Preliminary Plans section of the RFP.

Submitted: Mon, 26-Nov-2012 13:14 MST

Company: Hessler Architects
Contact: Marvin Hessler

Question:

- 1) Part I, Rest Area Building, Item No. 1 Make interior and exterior ADA compliant: Does this include the maintenance room which is interior space? Can the number of plumbing fixtures be reduced to make the rooms fully ADA compliant?
- 2) Part I, Rest Area Building, Item No. 2 Replace existing indirect lighting: Do you want the existing plastic panel infilled and ceramic tiled?
- 3) Part I, Rest Area Building, Item No. 4 Existing walls are not tiled, they are glazed cmu. Is it acceptable to install new tile over the existing glazed cmu? This item conflicts with Part VI B Design Criteria. In this introduction it calls

for new ceramic tile on floors and walls and in Part VI it calls for new Quarry Tile floors and walls. Wouldn't quarry tile be appropriate for the floors and ceramic tile for the walls?

- 4) Part I, Rest Area Building, Item No. 10 Exposed plumbing throughout: Does this include exposing the plumbing inside the toilet rooms or just the mechanical room?
- 5) Part I, Rest Area Building, Item No. 11 Refers to "maintenance free". This same term is used elsewhere. Please provide a definition for "Maintenance Free" as some areas are easily damaged by vandalism.
- 6) Part I, Rest Area Building, Item No. 13 Easily accessible faucet: Does this mean a handicap accessible faucet or one that is easily accessed for maintenance personnel use?
- 7) Part VI-B, Design Criteria Electric Operated ADA Doors: Are you wanting PUSH BUTTON operation of the openers or automatic assist?
- 8) Part VI-B, Design Criteria Hot and Cold Water: Is the existing hot water heater intended to be reused?
- 9) Part VI-B, Design Criteria Trash Receptacle's in each Restroom: Are these freestanding? Is there any criteria for the type you want?
- 10) Part VI-B, Design Criteria The design criteria does not make mention of the faucet you request in Item 13 of Part I Rest Area Building.
- 11) Part VI-B, Design Criteria Wall-hung Porcelain Restroom Fixtures: In Part I, Item 10 of the Rest Area Building, floor mounted urinals are requested.

Submitted: Tue, 27-Nov-2012 14:15 MST

- 1) Maintenance room does not have to be ADA compliant. Number of fixtures may be reduced only if necessary to meet compliance. If necessary, it is preferable to remove a sink as opposed to a toilet.
- 2) Yes.

Answer:

- 3) A. Yes. Install new ceramic tile on the walls. In the technical proposal the firms will give an explanation of their methods to install on a glazed surface and mitigate existing cracking on wall and floor surfaces so that the cracks will not reflect through the new tile (i.e. backer board, membrane, etc...).
- B) Yes, install quarry tile on the floor and ceramic tile on the walls.
- 4) New fixtures & plumbing should be installed in the toilet rooms and mechanical room. It is up to the firms design as to how much plumbing is exposed and how much will fit in the chase.
- 5) Materials that do not require periodic maintenance such as painting.

- 6) A floor mounted mop sink for maintenance that is easily accessed.
- 7) Doors are to meet ADA requirements.
- 8) Yes.
- 9) No. Trash receptacles are to be wall or floor mounted.
- 10) The faucet should be wall mounted and is for the mop sink.
- 11) Floor or wall mounted urinals are acceptable.

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Submitted: Fri, 30-Nov-2012 12:43 MST

Company: Hessler Architects
Contact: Marvin Hessler

Question:

Parking Area and Site requirements #9 - replace picnic shelters: Can the

existing wood structures be updated with

maintenance free materials rather than total replacement? Is replacement of

the existing concrete picnic tables

also required or will the existing picnic tables be reused?

Answer:

Submitted: Mon, 03-Dec-2012 10:57 MST

Replace picnic structures. Picnic tables may be reused.

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Submitted: Fri, 07-Dec-2012 11:03 MST

Company: DSA Architects
Contact: Mike Dowling

Question:

The response posted on 11/27/12 to question #7 regarding electric operated

ADA doors states that "Doors are to

meet ADA requirements". The ADA and ANSI do not require electric operation

(either push button operators or

automatic assist) of doors to meet accessible requirements. To meet the

requirements of the RFP, are push-button

operators to be provided?

Answer:

Submitted: Tue, 11-Dec-2012 14:54 MST

Doors are not required to be electric operated, but must meet ADA

requirements.

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Submitted: Fri, 07-Dec-2012 13:30 MST

Company: DSA Architects

Contact: Mike Dowling

Question:

Regarding the response to re-using the existing picnic tables.

The tables do not meet ADA design guidelines. If the tables are re-used, do they need to be modified to meet ADA

design criteria?

Answer:

Submitted: Tue, 11-Dec-2012 14:56 MST Picnic tables are to meet ADA criteria.

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Submitted: Mon, 10-Dec-2012 13:10 MST

Company: Associated Construction Engineering

Contact: Kip Weeda

Question:

The RFQ does not reference work required for the weather radio. Is the

intent to reuse existing radio, speakers, etc?

The RFQ does not reference work required for security cameras. Is there a

requirement for security cameras at this

location? If so, how many and who supplies and installs?

Answer:

Submitted: Tue, 11-Dec-2012 15:04 MST

Radio and speakers may be reused. Security cameras are not required.

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Submitted: Wed, 12-Dec-2012 15:15 MST

Company: Hessler Architects
Contact: Marvin Hessler

Question:

At the Pre-proposal meeting on November 27, 2012 it was stated that minutes

of the meeting would be prepared

and would be distributed the the teams. To date, our team has not received

the meeting minutes. When can these

be expected?

Answer:

Submitted: Fri, 14-Dec-2012 10:15 MST

The pre-proposal meeting minutes, water quality report and the attendance

sheet can be found at the

following links:

PRE-PROPOSAL MEETING MINUTES

WATER QUALITY REPORT

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Submitted: Fri, 04-Jan-2013 09:55 MST Company: Dowling Studio Architects Contact: Mike Dowling

Question:

The Langlas, DSA, GWE, ACE team has commissioned a company to complete a

Hazardous Materials investigation

for the structures as required by DEQ. Asbestos Containing Materials have been identified. \mbox{DEQ}

requirements allow for mitigation methods that in some cases require removal,

in other cases they are deemed non-hazardous and can be left in place and covered up. This can have a

significant impact on pricing. Does MDT

have requirements for dealing with these materials that supercede or are more restrictive than DEQ?

Answer:

Submitted: Tue, 08-Jan-2013 10:55 MST

No, MDT does not have additional requirements. The contractor is required to adhere to all State and Federal rules

and regulations governing asbestos containing materials. The firms will not

include the cost for asbestos

remediation in their bid prices. Documented remediation costs will be reimbursed through the contingency fund.

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Submitted: Wed, 16-Jan-2013 09:39 MST

Company: Langlas & Associates Contact: Roger Davis

Ouestion:

Attachment H in the RFP material list the wage rates. The Montana Prevailing wage rates for highway construction

and building construction 2012 listed on the MDT website show different wage

rates than the attachment H. In

particular the electrician wage rates are drastically different. Please

clarify which wage rate document we are to

follow for this project.

Answer:

Submitted: Thu, 17-Jan-2013 14:36 MST Use the wage rates in Attachment H of the RFP.

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Submitted: Wed, 16-Jan-2013 13:16 MST Company: Langlas & Associates Contact: Roger Davis

Ouestion:

Is builders risk insurance to be included in the bid proposal or will that be provided by MDT?

Answer:

Wed, 16-Jan-2013 15:20 MST Submitted:

No. The firms must include a copy of the agent's Power of Attorney for the

Insurance Company with the

proposal bond.

After award the firm is responsible for:

- 1) Owner's and Contractor's Protective Insurance
- 2) General Liability Insurance

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Submitted: Wed, 16-Jan-2013 14:44 MST

Company: Langlas & Associates Contact: Roger Davis

Ouestion:

Will MDT be providing all material testing for compaction, concrete and asphalt required for this project?

Wed, 16-Jan-2013 16:19 MST Submitted:

No. The Firm is responsible for all applicable testing outlined in the MT

601 (Modified).

Thu, 17-Jan-2013 8:08 MST

The firm is responsible for Quality Control Testing and MDT is responsible for Quality Assurance Testing.

The Firm is responsible for all applicable testing outlined in the ${\tt MT}$ - 601.